065.0	0004	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,043,100	/	1,043,100
USE VALUE:	1,043,100	/	1,043,100
ASSESSED:	1,043,100	/	1,043,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	GLEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMES ROBERT F--ETAL
Owner 2:	AMES CHERYL TOSI
Owner 3:	
Street 1:	20 GLEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,783 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2733 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9783.000	543,700		499,400	1,043,100
Total Card	0.225	543,700		499,400	1,043,100
Total Parcel	0.225	543,700		499,400	1,043,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.63 | /Parcel: 381.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	41895
GIS Ref	
GIS Ref	
Insp Date	11/17/18

!5626!

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0004-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	543,900	0	9,783.	499,400	1,043,300	1,043,300	Year End Roll	12/18/2019
2019	104	FV	418,100	0	9,783.	463,800	881,900	881,900	Year End Roll	1/3/2019
2018	104	FV	418,100	0	9,783.	463,800	881,900	881,900	Year End Roll	12/20/2017
2017	104	FV	392,000	0	9,783.	406,700	798,700	798,700	Year End Roll	1/3/2017
2016	104	FV	392,000	0	9,783.	371,000	763,000	763,000	Year End	1/4/2016
2015	104	FV	349,300	0	9,783.	328,200	677,500	677,500	Year End Roll	12/11/2014
2014	104	FV	349,300	0	9,783.	310,400	659,700	659,700	Year End Roll	12/16/2013
2013	104	FV	386,600	0	9,783.	295,400	682,000	682,000		12/13/2012

PRINT

Date	Time
12/10/20	20:29:15

LAST REV

Date	Time
11/30/20	15:28:28
jorourke	
5626	

USER DEFINED

Prior Id # 1:	41895
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13817-567		1/1/1978		50,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
3/28/2013	Measured	JBS	JOHN S
4/8/2009	Meas/Inspect	372	PATRIOT
11/6/2000	Hearing N/C	153	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9783		Sq. Ft.	Site		0	70.	0.73	12									499,446						499,400	

Total AC/HA: 0.22459 | Total SF/SM: 9783 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 499,446 | Spl Credit | Total: 499,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07822180
Const Adj.:	0.98000199
Adj $ / SQ:	179.632
Other Features:	121500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738750
Depreciation:	195030
Depreciated Total:	543720

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

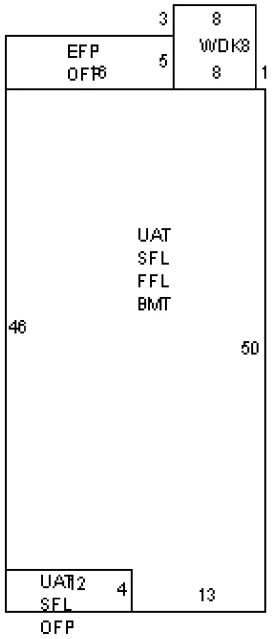
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	197.60
Special Features:	0	Val/Su Net:	129.24
Final Total:	543700	Val/Su SzAd	221.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,250	179.630	224,540
BMT	Basement	1,202	53.890	64,775
FFL	First Floor	1,202	179.630	215,918
UAT	Upper Attic	281	125.740	35,365
OFP	Open Porch	128	28.800	3,687
EFP	Enclos Porch	80	60.030	4,802
WDK	Deck	64	15.680	1,004

	Net Sketched Area:	4,207		Total:	550,091
Size Ad	2452	Gross Are	5176	FinArea	2733

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	90	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0004-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc